

Our Place

Community Plan

Waihola

We're backing these key projects intended to promote living and working in Waihola.



Our Place Waihola
Community Plan

1 November 2018



Clutha District Council
www.cluthadc.govt.nz

Introduction

Clutha District Council's goal is to promote living and working in the Clutha District. To help achieve this goal, Council has developed the Our Place Waihola Community Plan, which outlines priority projects we are backing to help make Waihola a more attractive place for people to live and work. The projects included in the Community Plan were identified through public engagement in April - May 2018, and through other consultation for the Waihola Reserves Management Plan, and the Clutha District Long Term Plan 2018-28.

Although the Our Place Waihola Community Plan is primarily about Council assets (such as facilities and parks), it is also intended to help guide the activities of community groups and other organisations, when they make decisions about their own assets. An example is the NZ Transport Agency, which manages State Highway 1.

The Our Place Waihola Community Plan ties closely with the district-wide 'Economic Development' and 'Living and Working in

Clutha' strategies. The objective of these two strategies is to help promote growth in our district, and to create a place where people want to come and work.

The Community Plan is intended to provide a structure through which these two strategies can actually be implemented, as shown in the following diagram. Similar plans are being developed and implemented in Clutha's other main towns.



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The process so far...

Consultation for Our Place Waihola aimed to seek input from the community to support and inform the development of the plan. The objectives of the consultation were to stimulate interest in the project, encourage feedback, and develop stronger relationships and partnerships. The consultation process was intended to provide accurate information for decision-makers, to assist them in making informed choices around the resourcing of future Waihola-based projects and initiatives. The initial role of Council's elected members was to provide input and leadership for the project, approve consultation material and methods, and assist with consultation and engagement activities. The public consultation

phase took place from 11 April to 11 May 2018, with a follow-up community drop-in session in September 2018.

A flier was developed for consultation to help prompt ideas and discussion, and this was placed into all Private Boxes at the Waihola Store, which is how most people in Waihola receive their mail. Copies were also hand delivered to houses which have their own mailboxes. Copies of the document were also available from local businesses, Council offices and website, and via Facebook. A key component of the consultation material was inclusion of a feedback form which included a structured survey for respondents to indicate

the importance (or priority) of some of the ideas presented. The results from this survey are described below.

Other consultation focus points which were aligned with this project included the Waihola Reserves Management Plan and the Clutha District Long Term Plan 2018-28.

The next step was for Council's elected members to consider all stakeholder and community feedback, to inform the specific projects and initiatives which make up the Our Place Waihola Plan. This document describes the outline for implementing these projects.

Feedback summary

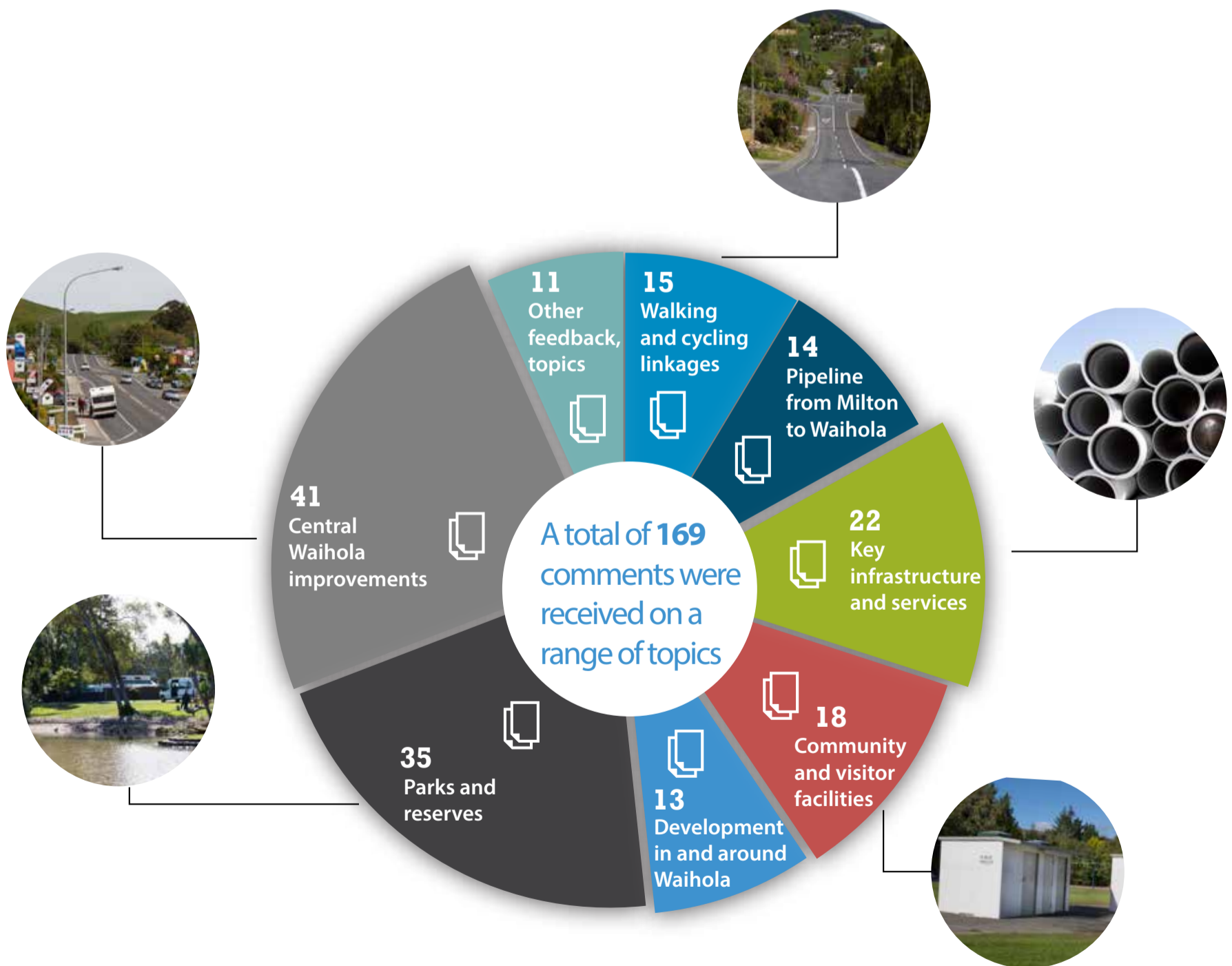


Figure 1. The number of comments received regarding all 8 consultation focus points

Summary of rankings

A survey which formed part of the consultation asked respondents to rank

sub-topics within 4 of the focus points, on a scale between 1 (not important) to 6 (very

important). The average rank for each sub-topic is shown in the image below.

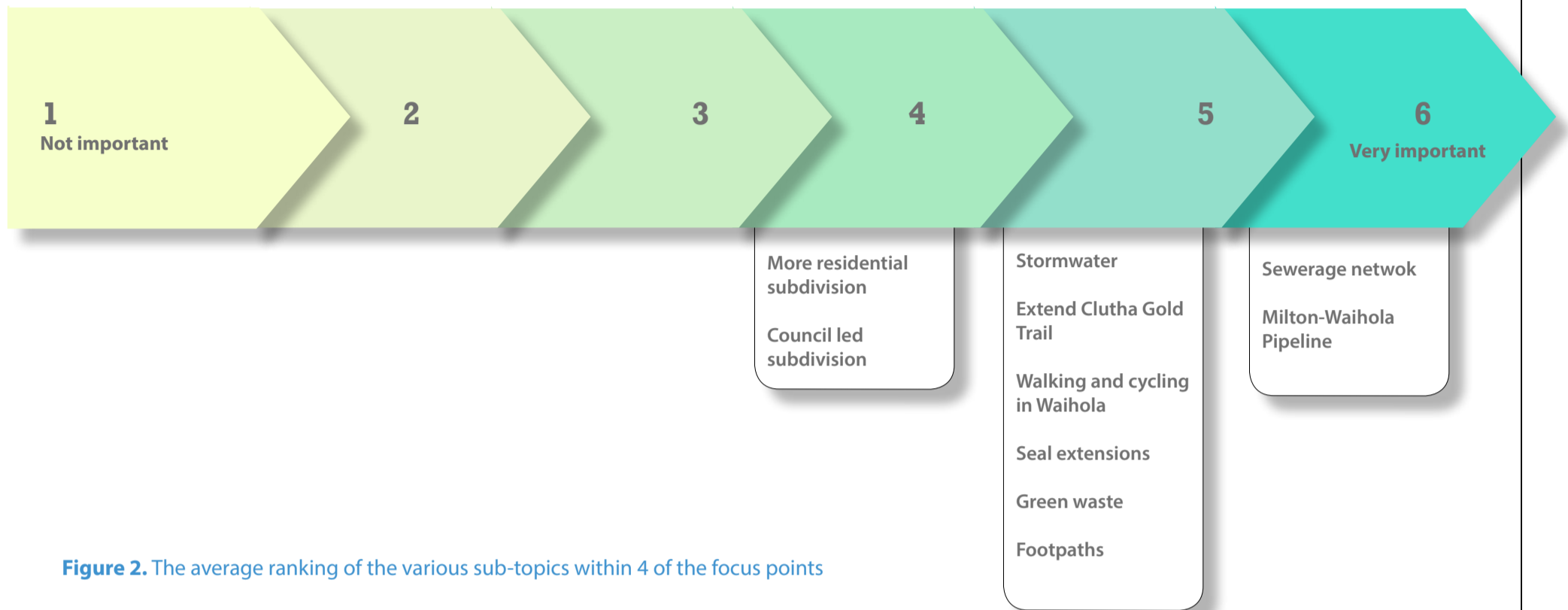


Figure 2. The average ranking of the various sub-topics within 4 of the focus points

Consultation indicates that infrastructure improvements are particularly important to this community, along with recreational opportunities such as walking and cycling. The community was more evenly split about allowing additional development or subdivisions to occur. It is important

to note that lifting the overall standard of infrastructure and facilities from the existing level to more 'modern' specifications will come at a cost, and will also likely encourage additional development to occur. Defining the future aspirations for Waihola is therefore critical. It is noted that the priority

projects described in this plan are based on community feedback, and are intended to make Waihola a more attractive place to live and work, without losing the core values that make it attractive in the first place.



Implementation

This document describes the projects and initiatives that together make up the Our Place Waihola Community Plan. These have been determined by community feedback provided through the Our Place Waihola project and a range of other processes, including the 2018-28 Long Term Plan, the Waihola Reserves Management Plan, and through regular assessment by Council of its own assets.

The tables in the Priority Projects section summarise the key outcomes that are anticipated, who is leading particular projects, and some background information about why they are important to the community. They have been grouped into 4 categories: infrastructure upgrades, walking and cycling, landscape and environment, and the urban landscape.

For some projects, the timeframe and scope is quite clearly defined – for example, some of the larger infrastructure projects planned

for Waihola over the next few years. Other projects which simply reflect community aspirations have also been included, although they may not yet have specific funding allocated, or an implementation plan in place. These will likely take longer to develop, and are included to help guide planning and decision-making. Updates on progress for all projects will be made available on Council’s website (www.cluthadc.govt.nz).

Council has made it clear that projects can generally proceed where financially it is rates neutral, but where a project would be seeking additional Council funding, it would go through a due process for consultation via the Long Term Plan and Annual Plan process. Alternative sources of funding will also be considered, and Council will work alongside community groups and other agencies to make progress on some projects. As noted, some of the items listed below may not be progressed immediately, due

to budget constraints or other limitations. However, in the short term, Council has built into each project a requirement to consider “easy wins” as a priority.

Council’s role will be to help facilitate Community Plan projects. This will vary from project to project, but examples of the type of support Council may provide include:

- Staff and contractors undertaking work as directed, within existing budgets and work programs.
- Advocating on behalf of the community, for actions or decisions by other agencies, which will make Waihola a more liveable community.
- Direct involvement of a Council Project Manager, to direct and implement work.
- Providing administrative support to groups or organisations which have been set up to manage particular projects.
- Providing other technical support (e.g. mapping, consenting issues, greenspace management).

Priority projects Council is backing

Infrastructure upgrades

Consultation has made it clear that upgrading Council’s network of infrastructure is important to the Waihola community, as it will enable additional growth, improve the level of service for

residents, and have positive environmental impacts. Some major projects are planned for Waihola, and these are described below. Some potential infrastructure upgrade projects (greenwaste management and

footpath extensions) are not budgeted for through the Long Term Plan, but information about how Council can support these projects in other ways is included below as well.

Project

Outcome

Who’s leading it?

Description

Milton – Waihola pipeline

Construction of a 15.5km water pipeline and pump upgrades.

This will be a Council-led project resourced by staff, as the supply of water is a core Council service.

This project will help to address supply issues associated with the North Bruce rural water scheme which currently provides water to Waihola township and the surrounding area. It would allow about a third of current customers to shift off the rural scheme (freeing up space) and connect to the Milton urban water supply instead.



“ This project will help address water supply issues in Waihola. ”

The budget for constructing the pipeline and other improvements is estimated at \$3.5 million, and this project is included in the Long Term Plan. The work would be paid for through a combination of financial contributions from new scheme users, and contributions from ratepayers. Work is proposed to commence in late 2021.

Project

Outcome

Who's leading it?

Description

**Infrastructure and services:
Sewerage network**

A major upgrade of the existing sewerage treatment system.

This will be a Council-led project resourced by staff, as the sewerage network is a core Council service.

The Waihola sewerage system comprises an oxidation pond followed by a surface flow wetland which eventually discharges to water. A \$1.8 million upgrade to this treatment system is included in the Long Term Plan, with work expected to commence in 2019/20.

This upgrade will help to meet the more stringent conditions which are now required by the Resource Management Act, in order to obtain new discharge consents. Council believes the planned upgrade will be sufficient to obtain a 35-year discharge consent, which will help to provide long-term certainty for the growing Waihola community.



Project

Outcome

Who's leading it?

Description

**Infrastructure and services:
Stormwater infrastructure**

A well-maintained stormwater network

Upgrades will be carried out over time, to increase the level of protection where particular issues have been identified.

This will be a Council-led project resourced by staff, as stormwater infrastructure is a core Council service.

The way we collect and dispose of stormwater run-off is an important consideration for the Waihola community and the stormwater network is a key asset. The Long Term Plan includes a budget of \$255,000 to complete stormwater upgrades in George Street and Chatham / Greenhithe Streets, commencing in 2020 and 2021 respectively. These projects will provide a higher level of protection during heavy rainfall events.

It is also recognised that level of service / safety improvements could be made to the stormwater system in central Waihola, and Council will look to address these issues as part of its district-wide stormwater improvement program.

Further treatment of urban stormwater in Otago may be required by the Otago Regional Council in the future. Council will continue to monitor and submit on any proposed changes, as well as consider the best way to implement any required changes to the way we manage stormwater in the future.



Project	Outcome	Who's leading it?	Description
Infrastructure and services: Footpaths	A well-maintained network of footpaths which service the core urban area of Waihola.	Footpath maintenance and repair work is a core Council service.	<p>The Long Term Plan does not include a budget for extending footpaths to meet additional demand (growth), or to improve the level of service in Waihola. However, normal maintenance and repair work will continue as normal and will be funded through the Waihola 'Local Roding' rate.</p> <p>Extending the network of footpaths can be considered on a case-by-case basis via submissions to long term and annual plans. Factors would include growth, financial constraints and community feedback.</p>



Project	Outcome	Who's leading it?	Description
Infrastructure and services: Seal extensions	A well-maintained roading network.	Roding is a core Council service.	<p>Council has allocated \$2 million for extending the seal network in urban areas, although the roads that will be given priority for this new sealing are still to be finalised. Council has signalled that this work will occur within the urban communities it consulted on (including Waihola), and that it is intended to address the negative impacts and environmental effects of traffic on currently unsealed roads. House numbers, traffic volume and maintenance costs are all factors that will be considered when prioritising the seal extension program.</p>



Project	Description
Infrastructure and services: Greenwaste management	<p>The 2018–28 Long Term Plan includes a provision to investigate community-based initiatives for managing greenwaste. Council staff will continue to provide technical support to community groups who wish to develop their own greenwaste initiatives. However, no specific budget for a project in any particular community has been allocated.</p>



Walking & cycling opportunities

Options to improve walking and cycling opportunities were identified through the Our Place Waihola consultation, and these are summarised below.

Project	Outcome	Who's leading it?	Description
Clutha Gold Trail extension	A walking and cycling trail that connects Waihola to neighbouring communities.	The trail extension is being led by the Clutha Gold Trail Charitable Trust. Council has made available a loan funded grant of \$1 million to support this work.	<p>This project involves extending the existing Clutha Gold trail by an additional 63km, from Lawrence to Waihola via Milton. The trail will form part of a wider network, which will eventually link Waihola with Dunedin City and other towns across Otago.</p> <p>It is anticipated that the trail design will provide better access to Lake Waihola and wetland areas, and create a feature to attract visitors to the area.</p>

Project	Outcome	Who's leading it?	Description
Walking and cycling linkages in Waihola	Improve and extend the network of walking and cycling links within Waihola.	Consultation revealed considerable local support for this option. In order to progress, the project will need community leadership as Council's focus is currently on infrastructure-related improvements and the Clutha Gold trail extension. A community group interested in leading such a project has not yet been identified however.	<p>Facilities which could benefit from improved walking / cycling links include the yacht club, lake-side playground, as well as Waihola School.</p> <p>There are a range of options which could be used to improve accessibility and linkages to these and other facilities, including mode separation, additional footpaths, adequate lighting, and signage.</p> <p>Council will look at ways to make progress within existing budgets, through 'easy wins' such as footpath maintenance and signs. However, more substantial improvements would need to be undertaken in partnership with local groups. This could include community-led projects to extend the network of trails throughout the town.</p>



Landscape and environment

Waihola township is located in an attractive part of the Clutha District. It lies on the eastern shore of Lake Waihola, with rolling foothills, extensive wetlands and the Waihola River forming the other major features of a scenic and highly valued physical environment. This environment has been modified significantly over time – with native vegetation being replaced by farmland, and Lake Waihola’s water quality no longer ‘pristine’ (although still considered generally safe for recreational activities – see www.lawa.org.nz/). However, work is being undertaken locally

to ensure environmental values in the Waihola area are protected. For example, the internationally renowned Sinclair Wetlands is a refuge for many threatened and endangered species of plants, fish and birds.

The surrounding environment is one of the key factors which make Waihola an attractive place to live, and activities which aim to protect and enhance it therefore form an important part of this Community Plan. Council and the community both have roles to play in ensuring that the scenic

values of Waihola and the surrounding area are maintained for future generations. The work being undertaken through the Waihola Reserves Management Plan is highlighted below. However, there are a range of other components and programs which can help to protect the recreational, cultural, landscape and ecologic values of Waihola. This includes the work of the Lake Waihola Wetlands Trust, the District Plan review process and Regional Council requirements, sewerage network upgrades (as noted above), and visitor education / awareness programs.

Project	Outcome	Who’s leading it?	Description
<p>Waihola Reserves Management Plan (RMP)</p>	<p>Council and the community will work together to enhance Waihola’s parks and reserves, to make them more appealing and also more accessible.</p>	<p>Council-led with support / partnerships with community groups and individuals.</p>	<p>A reserve management plan submission process was run in conjunction with the Our Place Waihola community consultation. The draft RMP proposes that additional work is undertaken to make Waihola’s parks more vibrant and attractive to residents and visitors alike. Community feedback on this topic was supportive of the way parks and reserves are maintained by Council. Suggestions for potential improvements were realistic and well considered, and centred around the playground, sports ground, and cemetery.</p> <p>A number of opportunities to enhance the Lake Waihola lakefront are identified in the draft RMP. The 2018-28 Long Term Plan includes \$30,000 in the 2019/20 year for improvements to Waihola’s parks and reserves, with priority likely to go to projects identified through the RMP and Our Place consultation processes. The potential work which could be undertaken includes:</p> <ul style="list-style-type: none"> • Establishing a bollard barrier further back from the edge of the lakefront. • Links from the lakeside reserve to the Clutha Gold trail. • Improvements to the entranceway. • ‘Doggy-do’ bag dispenser and sign. • Information signs and wayfinding to highlight various activities. • Playground improvements. • A kinetic sculptural feature on the lakefront. • Development of a tree strategy to inform future planting. • Integrating more seating throughout the park and a public BBQ. • Improvements to Waihola Cemetery car park. <p>Renewal and maintenance work which occurs on an ongoing basis will continue. Progress updates for Waihola RMP projects will be provided on Council’s website, in the Reserve Management Plan area.</p>



Urban landscape

Feedback received through the Our Place Community Plan consultation showed that there are some strong views about how the Waihola township can be improved,

and how it should grow. There are a range of components and 'drivers' which will influence this. Three of the major components are described below – the

District Plan change process, community and visitor facilities, and potential safety / amenity improvements in central Waihola.

Project	Outcome	Who's leading it?	Description
Enabling development in and around Waihola	The challenge will be to maintain the existing village feel of Waihola, while still allowing for an appropriate level of new development.	Council-led in terms of any District Plan Re-Zoning Plan Change process. Community interests need to remain the priority.	The survey undertaken as part of the consultation process showed that there are mixed views within the community about encouraging additional development in and around Waihola. This was also evident from the comments provided, with some clearly in favour of further development, and some not. It is noted that the population of Waihola has grown steadily over the last 15-20 years. There may be potential to rezone parts of Waihola through a formal District Plan change process, and further consultation around this is scheduled to commence in 2020. Any decision to enable further development would need to consider the views of existing residents, and also ensure that the capacity of existing infrastructure was not exceeded.



Project	Outcome	Who's leading it?	Description
Community and visitor facilities	The desired outcomes identified through the consultation process were for better maintenance of, and improvements to the public toilets and the community centre.	Any improvements to these assets will be Council-led, with support/ partnerships with community groups and individuals.	Regular renewal and maintenance work will continue to be undertaken by Council on community and visitor facilities. In addition, \$64,000 is allocated for earthquake strengthening of the Waihola Community Centre in 2024/25 and 2025/26. There is currently no Council budget for other upgrades which the community may wish to undertake at the same time. There is also no specific budget for level of service improvements for the Waihola public toilets in the Long Term Plan.



Project

Outcome

Who's leading it?

Description

Central Waihola improvements

A safer and more attractive focal point for Waihola township.

A number of stakeholders have a role to play in making central Waihola a safer, more attractive area. This includes NZTA, Council, private landowners, community groups and individuals.

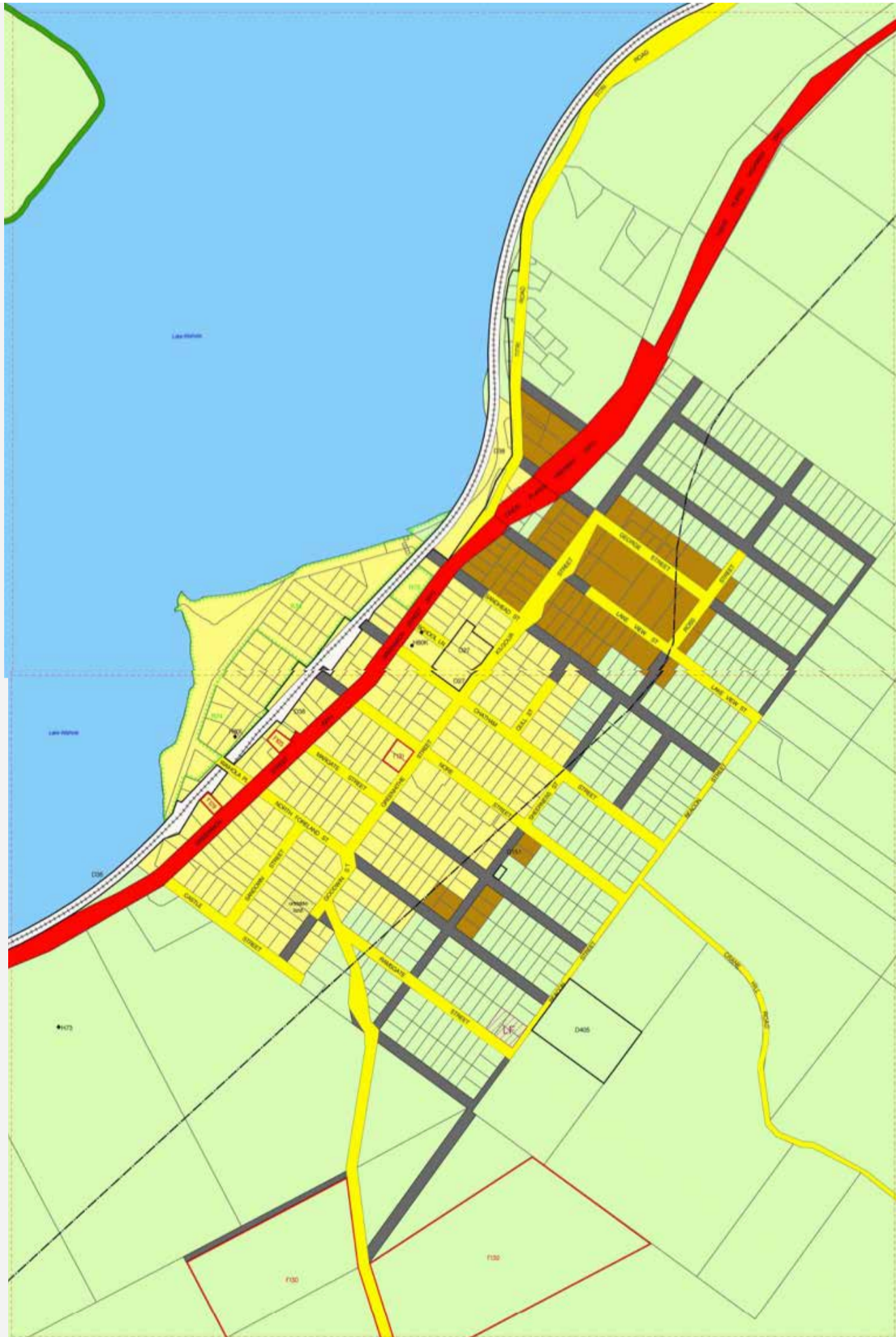
A number of businesses and facilities which are important within the Waihola community are located on its 'main street'. This includes a bar, cafés, fish and chip shop, garage and dairy, along with the Community Centre and the Rural Fire Depot. Traffic volumes along SH1 have increased significantly in recent years, including heavy vehicle movements. Unfortunately SH1 acts as a barrier for the majority of residents, who live on the opposite side of the road from community facilities such as the Post Office boxes, the lakefront reserve, and the Community Centre.

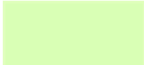



The consultation process generated a large number of comments relating to central Waihola, with the priorities identified by the community including:

- Safety: a reduced speed limit, pedestrian crossing or underpass, and traffic-calming measures were identified as measures which could help to make central Waihola safer and more accessible.
- Further development: actions which could help to encourage further commercial or residential development in this area include wider road-side berms, pull-off (or slip) lanes, and improved parking.
- Amenities: improvements to the environment such as tree planting, a skate park, seating, a community garden or drinking fountain.

Council will continue to work with the various stakeholders, as well as liaise with groups such as Waihola Looking Forward, in order to make progress where possible, on these community-identified priorities. The development of a concept plan, illustrating how the community would like central Waihola to develop over time was identified as a potentially useful activity to guide future decisions.





-  Rural
-  Urban
-  Transitional
-  State Highway purposes